Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/7 Kerr Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $700,000 & $750,000

Median sale price

Median price $626,000 Property Type Unit Suburb Lilydale

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Arna Mews LILYDALE 3140	$735,400	21/04/2026
2	3 Driller Pl LILYDALE 3140	$745,000	18/12/2025
3	12 Yeoman La CHIRNSIDE PARK 3116	$750,000	17/12/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/06/2026 11:22

3/7 Kerr Street, Lilydale Vic 3140

JellisCraig

Brent Earney
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0409 726 136
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3 2 2

Property Type: Unit
Land Size: 216 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
Year ending March 2026: $626,000

Comparable Properties



2 Arna Mews LILYDALE 3140 (REI)

3 2 2

Price: $735,400
Method: Private Sale
Date: 21/04/2026
Property Type: Townhouse (Single)

Agent Comments



3 Driller Pl LILYDALE 3140 (REI/VG)

3 2 2

Price: $745,000
Method: Private Sale
Date: 18/12/2025
Property Type: Townhouse (Single)

Agent Comments



12 Yeoman La CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 17/12/2025
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments

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